

## Contact us

### Floor Plans...

**Central Plymouth Office**  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA  
**(01752) 514500**

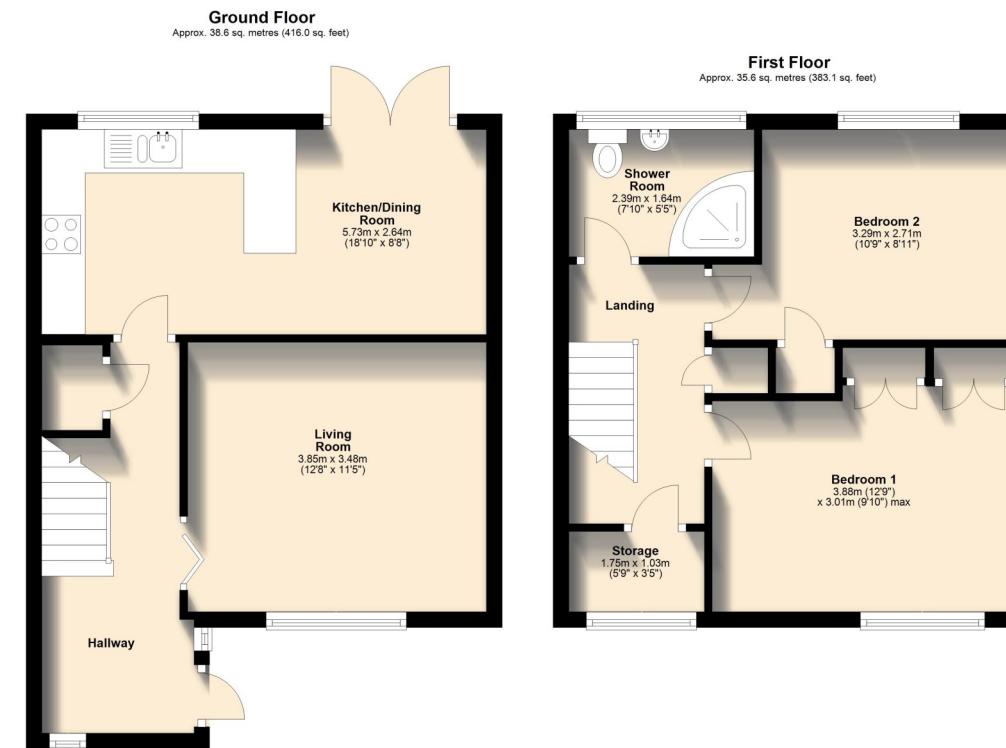
**North Plymouth and Residential Lettings Office**  
56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ  
**(01752) 772846**

**Email Us**  
[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

**Website**  
[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

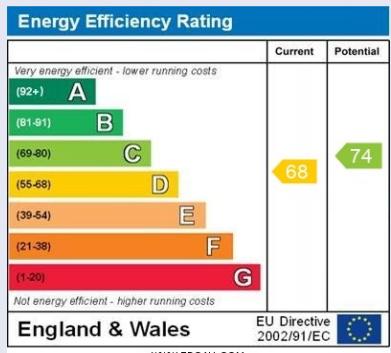
**Opening Hours**  
Monday - Friday  
9.15am—5.30pm  
Saturday  
9.00am—4.00pm  
(Central Plymouth Office Only)

**Our Property Reference:**  
13/B/26 5878



### Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



**Draft Details – Not Approved & Subject To Change**



**101 Whin Bank Road, Crownhill, Plymouth, PL5 3BA**

*We feel you may buy this property because...*  
'Of the well-presented accommodation, popular location and having the benefit of a single garage.'

**£215,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Number of Bedrooms**  
Two Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Single Garage

**Outside Space**  
Good Sized Garden

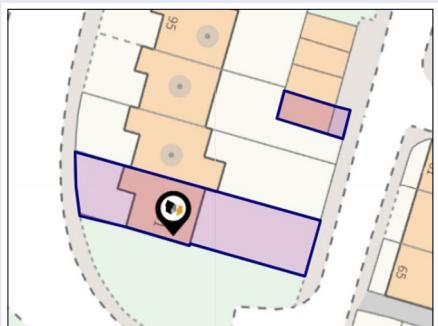
**Council Tax Band**  
A

**Council Tax Cost 2025/2026**  
Full Cost: £1,550.28  
Single Person: £1,162.71

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £1,800  
Home or Investment  
Property: £12,550

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

**Title Plan Guideline**



## Introducing...

This well-presented, end terraced home has been well maintained by its current owner and boasts a single garage. Internally, the accommodation comprises entrance hallway, separate lounge, modern kitchen/dining room, there are two double bedrooms, a useful storage room and a modern shower room. Further benefits include double glazing, central heating and externally there are front and rear gardens. Plymouth Homes would strongly advise an internal viewing to appreciate this lovely home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a uPVC part glazed entrance door opening into the hallway.

#### HALLWAY

With double glazed windows to the front and side, stairs rising to the first floor landing with an understairs storage cupboard, radiator, coving to ceiling.

#### LIVING ROOM

**3.85m (12'8") x 3.48m (11'5")**

A good-sized reception room with double glazed window to the front, radiator.

#### KITCHEN/DINING ROOM

**5.73m (18'10") x 2.64m (8'8")**

Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, 1 ½ bowl sink unit with single drainer and mixer tap, integrated upright fridge/freezer, space for washing machine, fitted electric oven and four ring gas hob with wall mounted cooker hood above, double glazed window to the rear, radiator, recessed ceiling spotlights, uPVC glazed double doors opening to the rear garden.

### FIRST FLOOR

#### LANDING

With built in storage cupboard and access to the part boarded loft space which also houses the wall mounted boiler serving the heating system and domestic hot water.



#### BEDROOM 1

**3.88m (12'9") x 3.01m (9'10") max**

A good-sized double bedroom with double glazed window to the front, built in wardrobe, radiator.



#### BEDROOM 2

**3.29m (10'9") x 2.71m (8'11")**

A second double bedroom with double glazed window to the rear, built in storage cupboard, radiator.



#### REAR

The rear opens to a good-sized garden measuring approximately **5.79m (19'03) in width x 11.58m (38'06) in length**. The garden comprises paved, lawn and gravelled areas, enclosed by wall and fencing, with a gate giving rear access to the road behind which also leads to the garage.



#### SHOWER ROOM

**2.39m (7'10") x 1.64m (5'5")**

Fitted with a three-piece suite comprising shower cubicle, pedestal wash hand basin, low-level WC, partially tiled walls, obscure double-glazed window to the rear, chrome radiator/towel rail, recessed ceiling spotlight.

#### STORAGE

**1.75m (5'9") x 1.03m (3'5")**

A walk in storage cupboard with double glazed window to the front.

#### OUTSIDE

#### FRONT

The front is approached via a gate and pathway leading to the main entrance and a gravelled garden area.



#### GARAGE

A single garage measuring **2.43m (8'11") x 4.57m (15'11")** with up and over door.